

**Fences - New Subsection to 17.145.140 - Miscellaneous regulations.**

(3) Fences greater than six (6) feet in height measured from existing average grade will be permitted along the side and rear property lines if the following information is submitted and administrative approval granted as provided below.

(a) Plan(s) showing the location of the proposed fence on the site plan and all buildings within 50 feet.

(b) Provide the type of fence material, proposed height, and construction details.

(c) The Administrative approval shall find the following has been met in the approval decision.

(i) The fence shall not modify or impede existing drainage patterns.

(ii) The fence must be erected and maintained within the property lines, and no fence, shall be erected to encroach upon a public right-of-way or access easement(s).

(iii) The supporting members of the fence, if erected along or adjacent to a property line, shall face the tract or parcel of land upon which the fence is erected.

(iv) The maintenance of the fence shall be accessible from the property on which the fence is located. If access is needed from abutting property owners, a maintenance easement shall be established and recorded with the county between property owners. The applicant shall be responsible for obtaining and recording any maintenance easement(s) between property owners and shall provide the recorded easement to Lewis County Community Development prior to approval.

(v) The fence will not be located within a clear vision triangle per LCC 17.145.140(1).

(vi) The placement of the fence will not interfere with above and below ground utility easements and their maintenance. If the proposed fence is within a utility easement written verification from the appropriate utility company that it does not interfere is required prior to approval.

(vii) The Building Official, Planning and Public Works Directors or their designee shall find that the fence as proposed will not be detrimental to the neighborhood in terms of view, light, and air or injurious to traffic safety and meets construction requirements/regulations as prescribed in Lewis County Code.